



Design Review Board Staff Report

TO: DESIGN REVIEW BOARD

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THROUGH: LINDA M. EDWARDS, AICP, PRINCIPAL PLANNER
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MEETING DATE: AUGUST 9, 2012

SUBJECT: DR12-12 KNEADERS BAKERY AND CAFE

STRATEGIC INITIATIVE:	Community Livability
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REQUEST

DR12-12 Kneaders Bakery and Cafe: site plan, landscape plan, grading and drainage, elevations, floor plans, lighting, colors and materials at Safeway Plaza, located at the southwest corner of Higley and Baseline Roads zoned Shopping Center (SC) District.

RECOMMENDED MOTION

Move to approve the findings of fact and approve DR12-12 Kneaders Bakery and Cafe site plan, landscape plan, grading and drainage, elevations, lighting, colors and materials for 1.21 acres located at the southwest corner of Higley and Baseline Roads zoned Shopping Center (SC) District, subject to conditions.

APPLICANT/OWNER

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BACKGROUND/DISCUSSION

History

Date	Action
January 21, 1997	Council approved A96-04 annexing the site.
August 21, 1999	Council approved Z99-07 rezoning the 12 ac. site to General Commercial (C-2) PAD for Safeway and Shops A and B
October 14, 1999	DRB approved DR99-80 Safeway Grocery Store and Shops A and B plus Pads A-C with a total 81,150 sq. ft. floor area
July 19, 2012	Design Review Board reviewed this proposal at Study Session

Overview

The request is for approval of a new stand alone bakery and café use with indoor and outdoor dining with a drive-thru lane along the north side of the building, situated on an undeveloped 1.21 ac. pad site at the Safeway Store #1748 located at the southwest corner of Higley and Baseline Roads.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Category	Existing Zoning
North	Regional Commercial	Baseline Rd. then Regional Comm. (RC) Higley Marketplace
South	Shopping Center	Shopping Center (SC) Safeway Store. #1748 and McDonald's Restaurant
East	Regional Commercial	Higley Rd. then vacant County Rural-43 District
West	Shopping Center	Shopping Center (SC) Safeway Store. #1748 and retail pad
Site	Shopping Center	Shopping Center (SC), vacant pad site at Safeway Store. #1748

Project Data Table

Gross Site Acreage	1.21 ac., overall site is 12.17 ac.
Existing Zoning	Shopping Center (SC)
Building Setback Front North (Arterial) Allowed	50 ft.
Building Setback Front North (Arterial) Proposed	67 ft.
Building Setback Side Arterial (East) Allowed	50 ft.
Building Setback Side Arterial (East) Proposed	73 ft.
Building Setback Rear Existing	15 ft.
Building Setback Rear Proposed	53 ft.
Building Height Allowed	35 ft.
Building Height Proposed	18- 20 ft.

Floor Area	3,669 sq. ft. plus 408 sq. ft. outdoor patio
Parking Required/ Provided	42/ 13 spaces onsite, 29 spaces provided on remainder of shopping center by cross parking agreement, overall center 455/ 504

DISCUSSION

Site

The 1.21 ac. site is an undeveloped pad site at the 12.1 ac. Safeway Store #1748 located at the southwest corner of Higley and Baseline Roads. The proposed 3,669 sq. ft. building is for a bakery and café with an indoor and outdoor dining restaurant along with a drive thru-lane along the north side for takeout food. The site is adjacent to the existing parking lot with a total of 42 parking spaces required and provided with 13 spaces located on-site and the remaining 29 spaces provided on the larger Safeway site through a reciprocal parking agreement. All site accesses, drive aisles and parking areas currently exist and the proposed drive-through lane fits in with the overall traffic circulation pattern for the center. Adequate setbacks are provided from the adjoining arterial roads. The building meets the 50 ft. setback from Higley and Baseline Roads (arterial roads) to the east and north sides of the site. A site wall currently exists along the street frontages of the site which will serve to screen views of the drive through lane. A large sidewalk/ pavement area is situated along the south side of the building along with a 15 by 30 ft. outdoor covered pergola patio area. A full 19 by 33 ft. canopy covers the drive-through lane and order and pick-up windows along the north side of the building.

Landscape

The 50 by 250 ft., 0.7 acre arterial intersection landscape area has already been established for the site and will be maintained with this project and is used as a landscaped retention basin. Approximately 2,810 sq. ft. of additional landscape area around the new pad will be landscaped and include Heritage Live Oak and Mondell Pine trees plus Fairy Duster, Red Yucca, Hibiscus and Deer Grass is proposed conforming to the existing plant material used for the shopping center. The applicant has agreed to field check existing landscaping in the landscape areas and replace or fill in any plant materials that are missing from the landscape plan. The applicant provides a landscape area and planter pots along the south and west sides of the building to help provide shade and shadow to these areas. Staff has stipulated that the pots be modified to provide in-ground planter areas containing sufficient areas to accommodate taller vegetation to shade exposed window areas.

Grading and Drainage

The existing retention basin is located along the north and east side of the site and serves the site as well as being part of the overall stormwater retention system for the overall center. Runoff from this site was planned as part of the overall center stormwater retention provisions and no additional basin is required.

Elevations

The building contains tumbled face brick finish along with EIFS finished upper walls and cornice details. Two raised tower elements are provided at the entry ways and windows with

beige vinyl frames are provided along the south and western sides with the west side being a curved, radial wall with glazing also extending onto part of the north side at the dining room. The drive thru lane is situated along the north side of the building with the order and menu board located along the east side and the pay and pick-up windows are situated along the north side beneath a large 16 by 30 ft. canopy. The style, colors and materials of the building are compatible to the rest of the shopping center. The Kneaders signage will contain stylized pan channel letters and be subject to a separate staff review and signage permit in conformance with the LDC and comprehensive sign plan for the site.

Floor Plan

The restaurant has seating for over 100 patrons in the dining area along the west half of the building with the drive-thru window situated along the north central areas and large kitchen along the east side. As noted the main door is situated along the south side with a secondary exit along the northwest side and service door along the east side of the building. Outdoor seating is provided along the south side of the building.

Lighting

Lighting consists of 4 EMCO parking lot type lighting for the drive-thru lane with shoebox, 150 watt metal halide fixtures mounted at 20 ft. high. Building sconce lights are located at the entries and at the pick-up window. A photometric plan has been provided showing site lighting is reasonably subdued with light levels measured at property lines along the north and east sides at 0.1 F.C or less meeting LDC lighting standards.

Colors and Materials

The building contains tumbled face reddish brown brick finish along with 2 tone tan EIFS walls. Windows contain bronze tint glazing and beige vinyl frames.

PUBLIC NOTIFICATION AND INPUT

An official notice was posted in all the required public places within the Town.

Staff has received no public comments on the application.

COMMENTS FROM THE JULY 19, 2012 DRB STUDY SESSION

The DR Board provided the following comments at the July 19, 2012 Study session on this matter. The members felt that the south and west and west facing windows of the dining room area would be very hot in the day and afternoon sun and recommended shading be provided by awnings or landscape. The applicant has responded by providing additional landscaping along the west side of the building between the sidewalk and drive-thru lane to permit additional landscaping. Also, the applicant has added pots for landscaping adjacent to the dining room windows. Staff has added a condition to provide three (3) minimum 5 by 5 ft. grated tree wells to allow trees to provide shading for these glass areas. The members asked if the cooler room enclosure on the east side could be made less plain and resemble the rest of the building. The applicant has provided upgraded to the enclosure wall. Staff feels the building is compatible with the shopping center.

STAFF RECOMMENDATION

Approve the findings of fact and approve DR12-12 Kneaders Bakery and Cafe site plan, landscape plan, grading and drainage, elevations, lighting, colors and materials for 1.21 acres located at the southwest corner of Higley and Baseline Roads zoned Shopping Center (SC) District, subject to conditions;

1. Construction of the project shall conform to the exhibits approved by the Design Review Board at the August 9, 2012 public hearing.
2. Provide three (3) minimum 5 by 5 ft. wide tree planter grates and three trees in place of proposed landscape pots.
3. Plant material located within the drainage basin at the corner of Higley and Baseline Roads shall be upgraded to the approved landscape plan for the shopping.
4. The construction site plan documents shall incorporate the Standard Commercial and Industrial Site Plan Notes adopted by the Design Review Board on March 11, 2004.

Attachments and Enclosures:

1. Notice of Public Hearing
2. Aerial Photo
3. Site Plan
4. Grading and Drainage
5. Landscape
6. Floor Plans
7. Elevations
8. Lighting